

## 30, Arbor Lane Wokingham RG41 5JD




A spacious detached bungalow with substantial gated in and out driveway in a no through non estate location in a popular part of Winnersh. The flexible accommodation which amounts to 1746 sq ft comprises: Entrance hall with refitted shower room, 21x18ft. double aspect reception room with open fire, 22ft dining room leading through into a spacious refitted kitchen with adjoining utility room. There is a generous sized main bedroom with refitted en suite along with three further bedrooms. The property has been skilfully converted and extended to provide an attached self contained studio with its own independent access with large bed/sitting/kitchen area and a full en suite shower room. Outside, there are timber garden sheds, a wide block paved path flanks the rear of the property and leads onto an extensive entertaining space and well kept lawn.

£815,000 Freehold



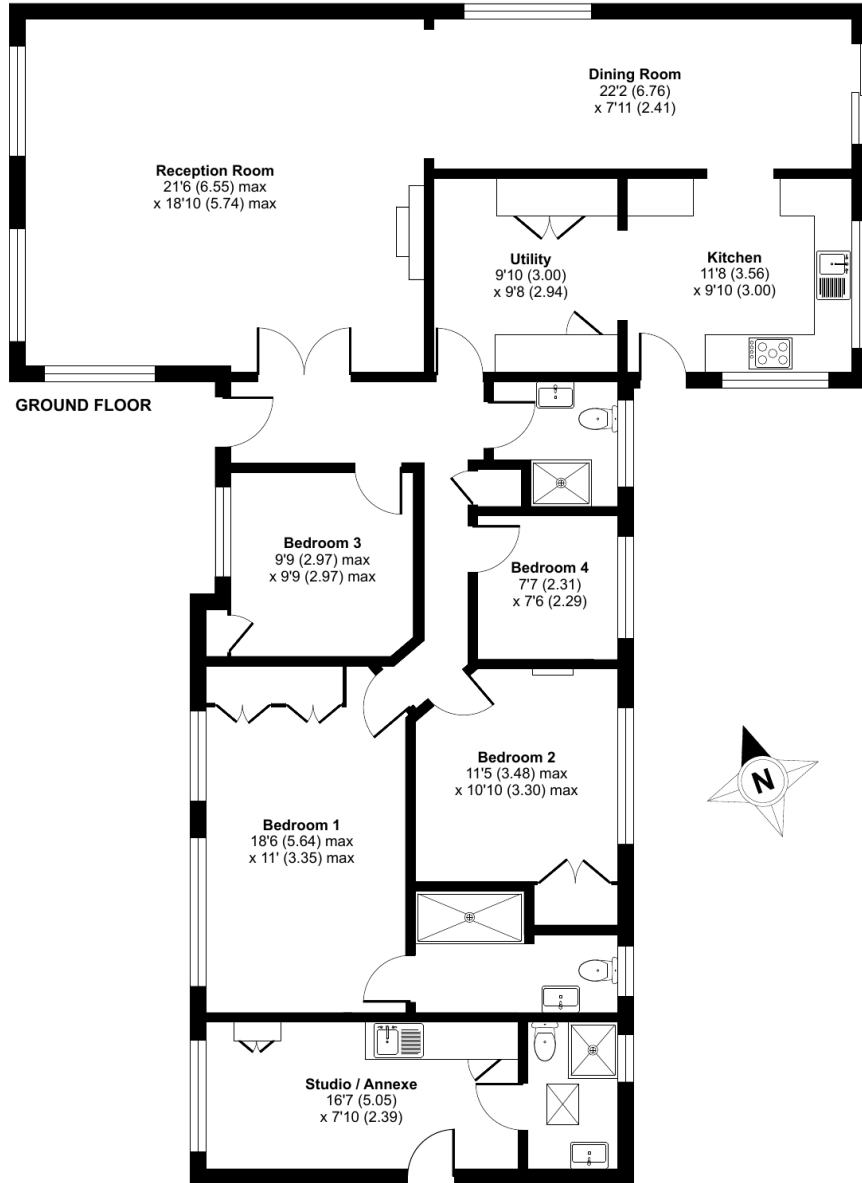


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

# Arbor Lane, Winnersh, Wokingham, RG41

Approximate Area = 1746 sq ft / 162.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mark Rath Residential. REF: 1136181



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